

**AGENDA**  
**FLATHEAD COUNTY BOARD OF ADJUSTMENT**  
**August 2, 2016**

The Flathead County Board of Adjustment will meet on **Tuesday, August 2, 2016** beginning at 6:00 P.M. in the 2<sup>nd</sup> Floor Conference Room of the Earl Bennett Building, 1035 First Avenue West, Kalispell, Montana 59901.

**Please turn off all cellular telephones.**

**All decisions made by the Board of Adjustment are considered final actions.** Interested parties are encouraged to attend the meeting to make their views or concerns known to the Board. **Written comments are strongly encouraged and should be received by the Flathead County Planning & Zoning Office, no later than 5:00 pm, August 2, 2016.**

**The Agenda for the meeting will be:**

- A. Call to order and roll call.**
- B. Approval of the July 5, 2016 minutes**
- C. Public comment on public matters that is within the jurisdiction of the Planning Board (2-3-103 M.C.A.)**
- D. The Board will hold public hearings on the following agenda items. Following the public hearings, Board discussion, and the adoption of findings of fact, the Board may make a decision on the requests.**
  1. **FPMA-16-02 FLATHEAD COUNTY ROAD AND BRIDGE** A request by the Flathead County Road & Bridge Department to construct a 40 foot x60 foot metal sided shop with a ridge pole height of approximately 24 feet on a parcel located at 203 West Valley Drive and containing approximately 39.8 acres. The Director of the Flathead County Road & Bridge Department gave notice to the Board of Adjustment of Flathead County that it intends to construct a building that will be used for storage of equipment and associated tools/materials and may be contrary to zoning regulations adopted by Flathead County as the property is zoned R-1, (Suburban Residential). Pursuant to 76-2-402, MCA the board shall have no power to deny the proposed use but shall act only to allow a public forum for comment on the proposed use.
  2. **FCU-16-12 DEN GAR PROPERTIES LLC** A request from Eric Mulcahy of Sands Surveying, Inc., on behalf of Den Gar Properties, LLC, for a conditional use permit to build a 4500 square foot Tavern/Casino on property located within the Blanchard Lake Zoning District and zoned B-2 (*General Business*). The subject property is located at 1985 Hodgson Road near Whitefish and contains approximately 3.8 acres. The parcel can legally be described as Tract 2FB in Section 25, Township 30 North, Range 22 West, P.M.M., Flathead County, Montana.
  - 3.
  4. **FCU-16-013 STEVEN & JULIE KRUGER** A request from Steven & Julie Kruger, for a conditional use permit to establish a 'Bed and Breakfast Establishment' on property located within the Rural Whitefish Zoning District and zoned R-1 (*Suburban Residential*). The subject property is located at 2620 Big Mountain Road, northwest of Whitefish, MT and contains approximately 2.1 acres. The parcel can legally be described as Tract 4C in Section 11, Township 31 North, Range 22 West, P.M.M., Flathead County, Montana.
  5. **Old Business**
  6. **New Business**
  7. **Adjournment**

07/13/16 dt

Information and documents pertaining to the above requests are on file in the Flathead County Planning & Zoning Office, 1035 First Avenue, West, Kalispell, MT 59901, and may be reviewed during regular office hours, or you may call (406) 751-8200 for more information.

*Persons with a disability may request a reasonable accommodation by contacting Elaine Nelson at the Flathead County Commissioner's Office at 758-5501 or TTY (800) 335-7592, or call Montana Relay at 711. Requests should be made as early as possible to allow time to arrange the accommodation.*